



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, September 21, 2005

9:00 a.m.

Rooms W-119 & W-120

New City Hall

200 East Santa Clara Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **September 21, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. **T05-047. Tentative Map** application to subdivide 1 parcel into 2 lots for residential uses on a 0.26 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Mahoney Drive opposite from Davenport Drive (471 MAHONEY DR) (Morgado Manuel J And Maria E, Owner). Council District 5. SNI: None. CEQA: Exempt. **Deferred to 9/28/05**

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR05-118. Tree Removal Permit** for an ash tree, 81 inches in circumference, previously removed without benefit of the required permit on a 0.06 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the southeast corner of Mansfield Drive and Randolph Drive (835 Mansfield Drive) (Hattman Alan, Owner). Council District 6. CEQA: Exempt.
- b. **SF05-012. Single Family House Permit** to allow an addition to an existing single-family residence including a new front porch and a second-story addition of 1,709 square feet resulting in a Floor Area Ratio of 0.63 in the R-1-8 Single-Family Residence Zoning District, located at 2530 Van Winkle Lane (Rocha Priscilano V And Theresa H, Owner). Council District 5. SNI: East Valley/680 Communities, *East Dobern/Capitol. CEQA: Exempt.
- c. **PDA01-126-01. Planned Development Permit Amendment** to revise Condition No. 20.c.1 of an approved Planned Development Permit file no. PD01-126 for 357 multi-family attached residences on a 15.0 gross acre site.

The proposed amendment would allow the applicant to construct the third left turn lane from the SB SR87 off-ramp to eastbound Capitol Expressway prior to City approval of the final tract map in the A(PD) Planned Development Zoning District, located at/on the northeast corner of Capitol Expressway and Vistapark Drive (9422 TRACT) (Pinn Brothers Construction, Inc, Owner). Council District 10. CEQA: Mitigated Negative Declaration.

- d. **TR05-081. Tree Removal Permit** for two Black Walnut trees (166 and 84 inches in circumference) on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 986 Spencer Avenue (986 SPENCER AV) (Terry John, Owner). Council District 6. CEQA: Exempt.
- e. The projects being considered are located at/on southwest corner of Carlysle Street and Notre Dame Avenue, in the DC Downtown Primary Commercial Zoning District (BP ALMADEN ASSOCS LLC, ALMADEN TOWER VENTURE, LLC, Owner). Council District 3. SNI: None. CEQA: 47 Notre Dame Residential Project Final SEIR.
 - 1. **H04-050. Site Development Permit** to allow construction of an approximately 584,837 square foot building 228 feet in height including (1) 320 single-family attached residential units, (2) a 208,996 square foot parking garage containing 490 parking spaces, and (3) 10,000 square feet of live/work uses as well as weekend construction hours on a 1.43 gross acre site
 - 2. **T05-068. Tentative Map Permit** to reconfigure three parcels into two lots for single-family

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PDA91-006-71. Planned Development Permit Amendment** to allow an 8,145 square foot single-family detached residence on a 0.58 gross acre site (Country View Country Estates) in the A(PD) Planned Development Zoning District, located on the east side of Hollow Lake Way, approximately 500 feet south of Quail Crest Way (7006 Hollow Lake Way) (Nguyen Loan Mai Trustee & Et Al, Owner). Council District 10. SNI: None. CEQA: Country View Estates EIR Resolution No. 59924. **Continued from 9/14/05**

This concludes the Planning Director's Hearing for September 21, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE